

C9
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SUBDIVISION REVIEW SHEET

CASE NO: C8-2009-0138.0A

PC DATE: April 27, 2010

SUBDIVISION NAME: MET CENTER II SECTION 3, RESUBDIVISION OF LOT 6,
BLOCK B

AREA: 20.456 Acres

LOTS: (3)

APPLICANT: Met Center Nyctex, Ltd.
(Howard Yancy)

AGENT: Thrower Design
(Ron Thrower)

ADDRESS OF SUBDIVISION: 6600 Metropolis Drive

GRIDS: L17, M17

COUNTY: Travis

WATERSHED: Onion/Carson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: LI-PDA-NP

PROPOSED LAND USE: Office/Industrial/Retail

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN: Southeast

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lot 6, Block B, Met Center II, Section 3. This section entitles the Planning Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. The resubdivision entails the creation of (3) legal lots from (1) lot. The subdivision is composed of 3 total lots on 20.456 acres. City of Austin will provide water and wastewater service as well as electric service.

STAFF RECOMMENDATION:

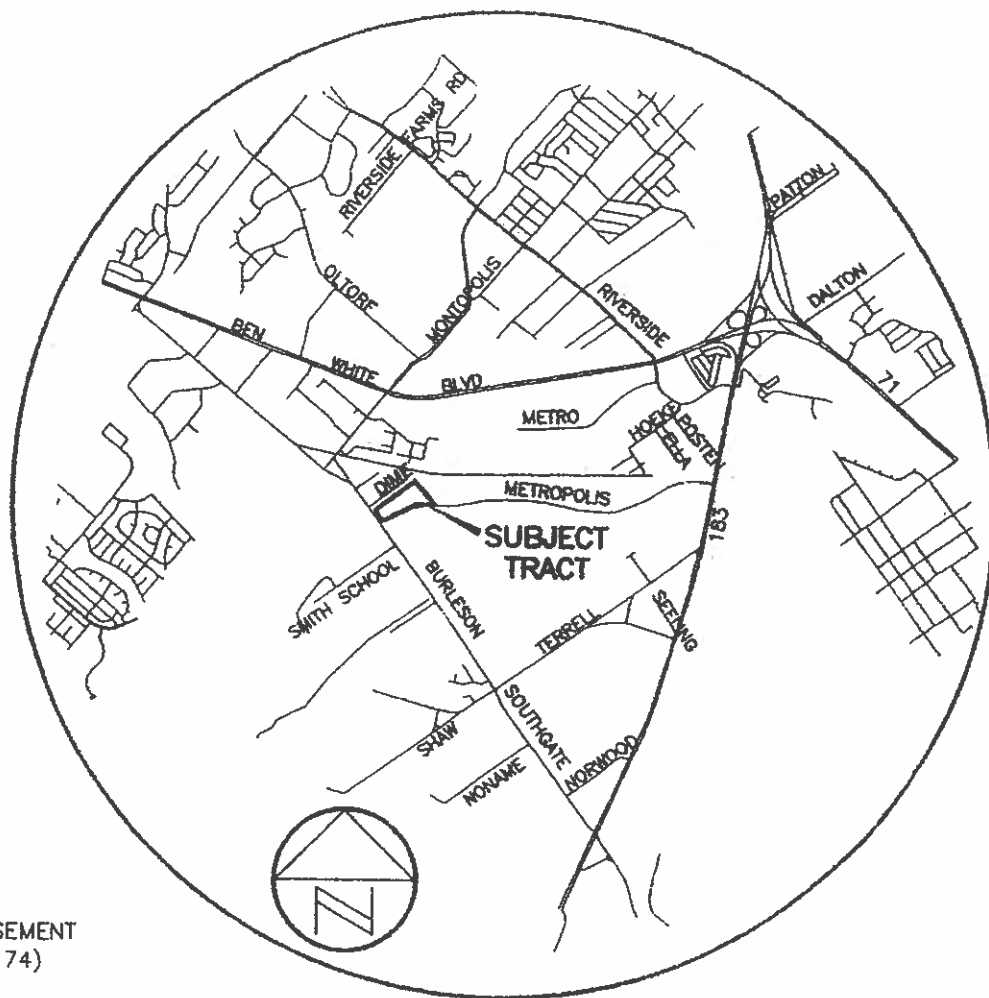
The staff recommends approval of the resubdivision plan. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

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LOCATION MAP
NOT TO SCALE

LOT 7

415.89'

DRAINAGE EASEMENT
(2004147174)

DRAINAGE EASEMENT
(2004147174)



9/3

[illegible]

THE STATE OF KANSAS
COUNTY OF WYANDOTT

I, DAN BERNARDSON, CLERK OF WYANDOTT COUNTY, KANSAS, DO HEREBY CERTIFY THAT THE FOREGOING PURCHASE OF INTEREST WITH ITS COMPLETE ASSIGNMENT WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 30, AT _____ O'CLOCK _____ M. AND ONLY

RECORDED ON THE _____ DAY OF _____ A.D. 30, AT _____ O'CLOCK _____ M. IN THE

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____

30, A.D.

DAN BERNARDSON, COUNTY CLERK, WYANDOTT COUNTY, KANSAS

[illegible]

17. CONFORMANCE WITH CERTAIN AREA REQUIRED FOR ALL CONSTRUCTION IN THE SUBSEQUENT PARAGRAPH TO MEET REQUIREMENT OF CODE SECTION 20-3-101 AND THE ENVIRONMENTAL CRITERIA NARRATIVE.
18. 60 SUBJECTS TO REMAIN BUT NOT LIMITED TO, BULKHEADS, PILES OR LANDSCAPING MAY BE ALSO CONSIDERED TO BE NECESSARY TO PROTECT THE CITY OF AUSTIN.
19. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS AND BE NECESSARY AND SHALL NOT PREVENT ACCESS BY OVERHUNGING, MANHOLES.
20. ALL DRAINAGE EASEMENTS SHALL BE ADVISED BY THE OWNER ON NEAREST ADDRESS.
21. ALL DRAINAGE SHALL COMPLY WITH THE AUSTIN CITY ORDINANCE (CHAPTER 15A-10).
22. ACQUIRED FOR OFF-STREET PARKING AND UNPAVED SHALL BE PROVIDED FOR ALL LOTS IN THIS SUBDIVISION.
23. NOT USED
24. ALL DRENCH, DRAINAGE, SEWERAGE, WATER AND IMPROVED LINES AND OTHER UTILITIES SHALL CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
25. PRIOR TO CONSTRUCTION, OWNER OBTAINED SHALL FIRST ON ANY LOT IN THE SUBDIVISION, A DRAINAGE EASEMENT RELATES TO THE CITY OF AUSTIN.
26. A MINIMUM OF 10' EASEMENT AT ROAD AND BULKHEAD CONSTRUCTION NETWORK, WITH AN AVERAGE OF 100' SHALL BE MAINTAINED FROM THE CENTER FLOWLINE OF THE ON-STREET PAVEMENT. THIS DRAINAGE EASEMENT BE MAINTAINED AS CITY REQUIREMENTS BE SHOWN ON THE PLOT OF THE PLAN.
27. ALL SURFACED SHALL REDUCED DRAINAGE INFRASTRUCTURE. SUBSEQUENTS WILL BE UNLESS FOR THE CITY OF AUSTIN TO THE LIMITED DRAINAGE EASEMENT. THE CITY OF AUSTIN, DRAINAGE EASEMENT (C.E.A.) SECTION 2) THAT ARE IN EFFECT AT THE TIME OF THE ACQUISITION OF THIS PLOT.
28. ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO USE OTHER THAN RECEIVING.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2009-0138.0A

Contact: Don Perryman, 512-974-2786 or

Yolanda Parada, 512-974-2784

Public Hearing: April 27, 2010, Planning Commission

Your Name (please print)

Nakes D. Murphy

☒ I am in favor
☐ I object

Your address(es) affected by this application

3501 Dine Circle

Signature

Date

Daytime Telephone: 512-472-7370

Comments:

We look forward to
this project solving some
of the drainage problems
of the City of Austin.

Don Perryman

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P.O. Box 1088

Austin, TX 78767-8810